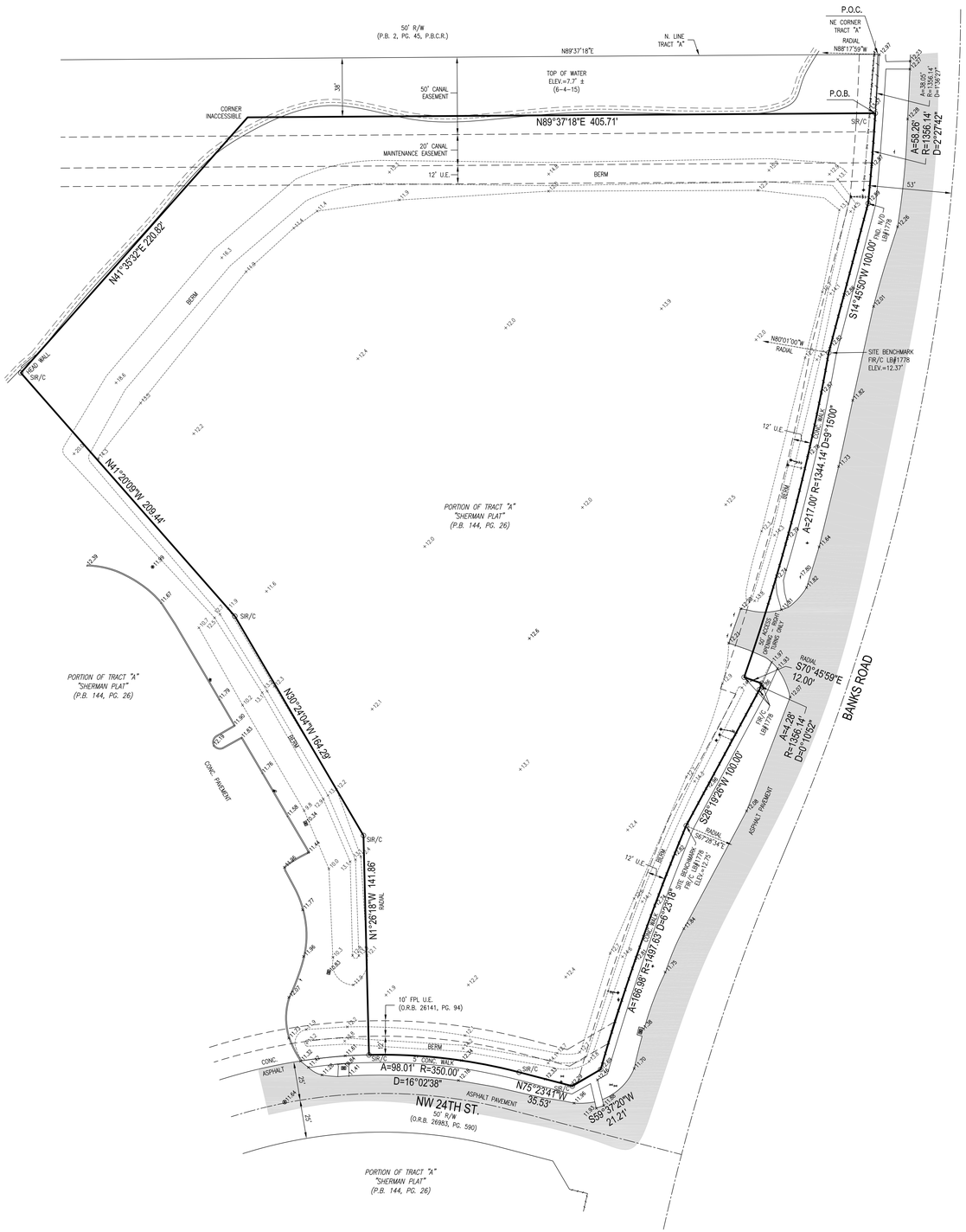

LEGAL DESCRIPTION

THAT PORTION OF TRACT "A", "SHERMAN PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A", SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 88°17'59" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE OF SAID TRACT "A", HAVING A RADIUS OF 1,356.14 FEET AND A CENTRAL ANGLE OF 01°36'27", A DISTANCE OF 38.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE OF TRACT "A" THE FOLLOWING SIX (6) COURSES: SOUTHERLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1,356.14 FEET AND A CENTRAL ANGLE OF 02°27'42", A DISTANCE OF 58.26 FEET; THENCE SOUTH 14°45'50" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 80°01'00" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,344.14 FEET AND A CENTRAL ANGLE OF 09°15'00", A DISTANCE OF 217.00 FEET; THENCE SOUTH 70°45'59" EAST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,356.14 FEET AND A CENTRAL ANGLE OF 00°10'52", A DISTANCE OF 4.28 FEET; THENCE SOUTH 28°19'26" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 67°28'34" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,497.63 FEET AND A CENTRAL ANGLE OF 06°23'18", A DISTANCE OF 166.98 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 24TH STREET AS RECORDED IN OFFICIAL RECORDS BOOK 26983, PAGE 590 OF SAID PUBLIC RECORDS, THE FOLLOWING THREE (3) COURSES: SOUTH 59°37'20" WEST, A DISTANCE OF 21.21 FEET; THENCE NORTH 75°23'41" WEST, A DISTANCE OF 35.53 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 16°02'38", A DISTANCE OF 98.01 FEET; THENCE NORTH 01°26'18" WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 141.86 FEET; THENCE NORTH 30°24'04" WEST, A DISTANCE OF 164.29 FEET; THENCE NORTH 41°20'09" WEST, A DISTANCE OF 209.44 FEET; THENCE NORTH 41°35'32" EAST, A DISTANCE OF 220.82 FEET; THENCE NORTH 89°37'18" EAST, ALONG A LINE 38 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 405.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA,.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 4.855 ACRES, MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID TRACT "A" HAVING A BEARING OF NORTH 89°37'18" EAST, AS SHOWN ON THE RECORD PLAT.
6. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2729: ELEVATION: 14.23'' (CONVERTED FROM PUBLISHED ELEVATION OF 15.791' NGVD29).
8. PROPERTY ADDRESS: EAST PORTION OF 5355 NW 24TH STREET, MARGATE, FL
9. FEMA FLOOD ELEVATION INFORMATION:
   A. FIRM NO.: 12011C0165H
   B. EFFECTIVE DATE: 8/18/14
   C. ZONE: X
   D. BASE FLOOD ELEV.: N/A
10. CERTIFIED TO:
    APPLEBY REAL ESTATE HOLDINGS LLLP
    TRIPP SCOTT, P.A.
    CHICAGO TITLE INSURANCE COMPANY

ABBREVIATIONS:

A	= ARC LENGTH
A/C	= AIR CONDITIONER
ALUM.	= ALUMINUM
B.C.R.	= BROWARD COUNTY RECORDS
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK & STUCCO
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
D	= DELTA (CENTRAL ANGLE)
D.E.	= DRAINAGE EASEMENT
ELEV.	= ELEVATION
F.F.	= FINISHED FLOOR
FIP	= FOUND IRON PIPE
FIR/C	= FOUND IRON ROD W/CAP
FIR	= FOUND IRON ROD
FND.	= FOUND
ICV	= IRRIGATION CONTROL VALVE
INV	= INVERT
MON.	= MONUMENT
N/D	= NAIL AND DISC
P.B.	= PLAT BOOK
P.B.C.R.	= PALM BEACH COUNTY RECORDS
PG.	= PAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
SIR/C	= SET 1/2" IRON ROD W/CAP LB7924
SMH	= SANITARY SEWER MANHOLE
SN/D	= SET NAIL & DISC LB7924
S.F.	= SQUARE FEET
STY.	= STORY
TCB	= TRAFFIC CONTROL BOX
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
WV	= WATER VALVE

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- 12.3 ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SIGN
- TREE
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 2014-147 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

_____
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

LAST DATE OF FIELD SURVEY: 5/04/15

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
3	7/08/15	DCW	DCL	CORRECTIONS TO DESCRIPTION	N/A
2	6/29/15	DCW	DCL	INCREASE PARCEL SIZE	FILE
1	6/11/15	DCW	DCW	ADD CERTIFICATIONS	N/A

SCALE: 1"=40' DATE: 5/05/15
DRAWN BY: N.O. FIELD BOOK: 026/18
CHECKED BY: DCW SURVEY TYPE: BOUNDARY

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

MAP OF BOUNDARY SURVEY
PORTION OF TRACT "A", SHERMAN PLAT
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER 150538
SHEET NUMBER 1 OF 1

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